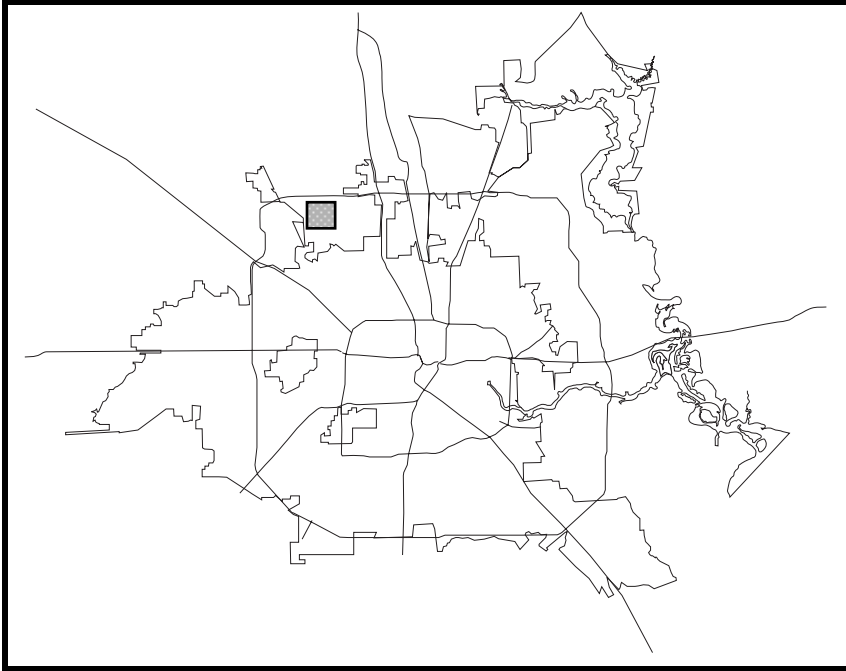


PC ACTION

9. Hollister



APPLICANT: Northrup Associates, Inc.

KEY MAP: 410 C

LAMBERT: 5063

JURISDICTION: ETJ, Harris Co.

PROPOSAL: To delete the undeveloped portion of Hollister Road between West Road and Fallbrook Drive

APPLICANT JUSTIFICATION:
(See attached NAI letter)

STAFF RECOMMENDATION: DENY the requested deletion of Hollister Road from the Major Thoroughfare and Freeway Plan between West Road and Fallbrook Drive.

PC ACTION: DENY the requested deletion of Hollister Road from the Major Thoroughfare and Freeway Plan between West Road and Fallbrook Drive.

JUSTIFICATION: With 275 acres of undeveloped or underdeveloped property between the sand pit operations and Fallbrook it is premature to consider deletion of this Hollister segment now. There exists much of the ROW for both Hollister and West Road, but each have fly-over construction problems. A West Road fly-over would require additional ROW from the adjacent residential subdivision for ramp construction. Several rail and spur lines will need to be crossed over a wider area than at Hollister. A Hollister fly-over will have to cross a number of rail lines, but the overall distance will be less than at West Road. Dedication on the western side of the rail lines has not been made, so wider ROW can be accounted for more easily for the fly-over.

PC ACTION

FACTORS ASSESSED: History, Platting, and Right-of-way

A portion of undeveloped Chicago Bridge and Iron, Inc. property, an existing landfill site and a sand excavation operation block or impact the extension of Hollister north from West Road to the Burlington Northern Railroad line. Both property owners have obtained agreements with Harris County to cross over the right-of-way for Hollister to further utilize their properties and gain access. The landfill has been in place at least 20 years and covers approximately 75 acres. It is considered a Type IV Landfill (brush, construction-demolition waste and rubbish). Chicago Bridge and Iron occupies much of the property along Fairbanks N. Houston and includes several railroad spur tracks that lead back to the main railroad line that runs southeast to northwest. This railroad yard runs perpendicular to the Westbank subdivision and West Road. The main railroad line has several tracks and runs parallel to where Hollister would be located until Hollister would jump the railroad track location south of Fallbrook in the Willowood subdivision. Existing Hollister crosses Fallbrook and SH 249 before terminating at Sam Houston Parkway. It is planned to extend further north to connect with future West Green Road, north of Bourgeois. There are no plans for Hollister to underpass or overpass Sam Houston Parkway. White Oak drainage facility runs north-south between Fairbanks N. Houston and the Burlington Northern RR. Much of the remaining area bounded by Fairbanks N. Houston, Fallbrook, Burlington Northern RR and West Road remains as North Houston platted development which was never development. It remains a paper subdivision.

PLATTING ACTIVITY

CBI has platted its property as Commerce Plaza at Fairbanks, Sec 1 and Sec 2 (49.2 acres) in 2005 and 2006, and Fairbanks Industrial Park GP and Sec 1 (110 acres) have been platted in 2005 for commercial uses. Other nearby developments include existing single family Westbank subdivision which includes land on both sides of West Road between Fairbanks N. Houston and Burlington Northern RR. Here a portion of Hollister has been dedicated and constructed. North of Burlington Northern RR where existing Hollister begins again is Willowood subdivision. This is a well established single family residential development that stops at Fallbrook.

Subdivision Plat Name	Approval Date	Key Map	Land Use	Ac	Lots	Units
American Block Manufacturing	April 27, 2006	410M	Commercial	19.40	0	0
Byrne-West Park	March 4, 2004	370Y	Commercial	1.49	0	0
Commerce Plaza at Fairbanks Sec 2	April 27, 2006	410C	Commercial	32.49	0	0
Fairbanks Industrial Park GP	February 10, 2005	410C	General Plan	110.00	0	0
Fairbanks Industrial Park Sec 1	February 10, 2005	410C	Commercial	16.77	0	0
Kimple Estates	March 24, 2005	370Y	Commercial	3.28	0	0
New Life Fellowship	January 5, 2006	410K	Commercial	3.84	0	0
Rolling Creek Apartments	November 17, 2005	410L	Multi-family	23.38	0	248
Rolling Fork Village	February 19, 2004	410K	SF Residential (public street)	1.61	0	0
Terrace Brook GP	February 5, 2004	410L	SF Residential (public street)	103.92	0	0
Terrace Brook Sec 1	March 4, 2004	410L	SF Residential (public street)	58.83	208	0
Terrace Brook Sec 2	March 2, 2006	410L	SF Residential (public street)	45.06	212	0
Tinh Luat Temple	December 23, 2004	410F	Commercial	6.97	0	0
Woodland Oaks GP	February 5, 2004	410M	SF Residential (public street)	83.53	0	0
Woodland Oaks Sec 6	January 19, 2006	410M	SF Residential (public street)	45.01	158	0

PC ACTION

RIGHT-OF-WAY STATUS

Many of the major thoroughfares in the area are “*sufficient width*” in status. Hollister has several segments that are completed, but the portion lying between Burlington Northern RR and West Road remains either “*to be acquired*” or *sufficient width*.” At the present time Fallbrook crosses NBRR at grade (single track), Hollister does not cross NBRR (multiple tracks), West does not cross NBRR (multiple tracks) and Breen crosses NBRR (single track). The cross section at the West Road crossing spans approximately one quarter mile, the farthest distance of all four crossings. This crossing would have to be elevated. Additionally, given the number of existing at grade crossings, Hollister would likely require elevation. Harris County CIP projects for FY06-07 includes construction of Hollister from Beltway 8 to West Greens (Segment 1) and FY07-08 construction of Hollister from West Greens to Bourgeois (Segment 2). Even though Hollister is bisected by Beltway 8, these improvements will define Hollister as a major thoroughfare from West Greens to Beltway 8 and Beltway 8 to Long Point. This length would nearly span from FM 1960 to IH 10.

Street	From	To	Street Type	ROW (ft)	ROW Status
Fallbrook	Windfern	SH 249	Thoroughfare	100	Sufficient width
West	Fairbanks N Houston	Hollister	Thoroughfare	100	Sufficient width
West	Hollister	SH 249	Thoroughfare	100	To be acquired/Sufficient
Breen	Fairbanks N Houston	Houston Rosslyn	Thoroughfare	100	To be widened
Breen	Houston Rosslyn	SH 249	Thoroughfare	100	Sufficient width
Fairbanks N Houston	Breen	Fallbrook	Thoroughfare	100	Sufficient width
Hollister (Future)	West	Fallbrook	Thoroughfare	100	To be acquired/Sufficient
Hollister	Gulfbank	West	Thoroughfare	100	Sufficient width

SPACING

The RR location effects major thoroughfare spacing throughout this area. There are multiple lines within the RR right-of-way which limits the number of crossings, and the effectiveness of any crossings that would be permitted.

Street	From	To	Street Type	Direction	Spacing
Fallbrook	Windfern	Fairbanks N Houston	Thoroughfare	east-west	1.06 mi
Fallbrook	Fairbanks N Houston	Hollister	Thoroughfare	east-west	0.67 mi
Fallbrook	Hollister	SH 249	Thoroughfare	east-west	0.93 mi
West	Fairbanks N Houston	Hollister	Thoroughfare	east-west	0.49 mi
West	Hollister	SH 249	Thoroughfare	east-west	2.10 mi
Breen	Fairbanks N Houston	Houston Rosslyn	Thoroughfare	east-west	1.89 mi
Breen	Houston Rosslyn	SH 249	Thoroughfare	east-west	1.94 mi
Fairbanks N Houston	Breen	West	Thoroughfare	north-south	0.31 mi
Fairbanks N Houston	West	Fallbrook	Thoroughfare	north-south	1.55 mi
Hollister (Future)	West	Fallbrook	Thoroughfare	north-south	1.55 mi

MOBILITY

Area mobility suffers because of the limited number of thoroughfares and the lack of Hollister being completed. Available crossings, at grade or elevated are limited. Harris County

PC ACTION

CIP projects for FY06-07 includes construction of Hollister from Beltway 8 to West Greens (Segment 1) and FY07-08 construction of Hollister from West Greens to Bourgeois (Segment 2). These improvements will define Hollister as a major thoroughfare from West Greens to Long Point. This length would nearly connect FM 1960 to IH 10.

PC ACTION

Street Name	To	From	2005 V	LOS	2025 V	LOS
Fallbrook	Windfern	Fairbanks N Houston			33853	F
Fallbrook	Fairbanks N Houston	Hollilster			23796	D
Fallbrook	Hollilster	SH 249			32853	F
West	Fairbanks N Houston	Hollilster			24597	D
West	Hollilster	SH 249			22857	D
Breen	Fairbanks N Houston	Houston Rosslyn	4050	B	12381	D
Breen	Houston Rosslyn	SH 249			9175	C
Fairbanks N Houston	Breen	West	28739	E	20089	D
Fairbanks N Houston	West	Fallbrook	23200	D	8434	C
Hollister (Future)	West	Fallbrook				

Sources.

HCPID, Engineering Division, Traffic Volumes, Update 2005.

HGAC, 2025 Regional Traffic Model.



March 15, 2006

Ms. Marlene Gafrick
Director
Department of Planning and Development
Post Office Box 1562
Houston, Texas 77002

Fax Transmittal/Deliver Original

Re: Application for Major Thoroughfare Change; Hollister Road,
Between West Road and the Burlington Northern Railroad Line

Dear Ms. Gafrick:

On behalf of Chicago Bridge and Iron, Inc. (CBI), Northrup Associates, Inc. (NAI), has been asked to seek the removal of an undeveloped portion of Hollister Road generally between West Road and the Burlington Northern Railroad line, south of Fallbrook Drive. This action is pursuant to continuing recent correspondence I have had with Mr. Michael Kramer of your staff and Mr. Reeves Gilmore of Harris County.

This proposed major thoroughfare passes through the eastern, undeveloped portion of the existing CBI plant that fronts Fairbanks-North Houston Road. We recently obtained an approved General Plan for their entire holding and Section One Final Plat of the front portions that contained an existing office building. Subsequently, CBI has engaged in negotiations with an adjacent water district to annex their tract for public sewer service and drainage. Water is to be provided by the City of Houston. Part of our assignment is to continue platting of the CBI property in accordance with current MUD rules.

However, coincidental with this effort, CBI received an offer to purchase the property between their plant site and the railroad line on their eastern boundary from an industrial user needing all the land without Hollister Road. That option failed due to the urgency of their acquiring a site for immediate construction. This triggered a study by NAI as to the possibility of an adjustment of the alignment to accommodate both the road and other potential rail-served industrial users.

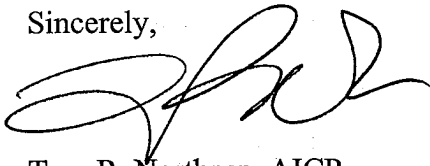
NAI then learned from Prejean & Company, the surveyor for CBI, that during a recent survey of the adjoining tract that (1) there existed an a closed landfill within a tract north of that tract and CBI property. In our collected opinion, that would be a substantial impediment to the extension of Hollister Road. This, apparently permitted landfill, contains construction debris and probably tires, and rises to an elevation of 10 or more feet above natural ground. Furthermore, the proximity of the landfill to the proposed railroad crossing, which is on a skewed angle to the

proposed roadway, presents another substantial construction and visual obstacle for the construction of Hollister Road.

Unfortunately, neither NAI nor Mr. Kramer and Mr. Gilmore, have had time to thoroughly evaluate these issues. We are, therefore, submitting this application now so as to hopefully resolve these issues during the current major thoroughfare hearing process. In my opinion, it is an issue in the public interest as much as that of CBI. NAI will continue to investigate certain aspects of the problems outlined herein and assist the staff in their consideration during the coming weeks. We are already seeking information about the landfill, which we understand was permitted by Sanifill. I am clueless as to how a landfill could have been permitted in the route of a proposed major street.

At this time, I would respectfully request that this matter be placed on the list of projects to be considered during the 2006 MTFP Hearing process. Since CBI has limited property, they are not in a position to offer alternatives that might affect other landowners, but NAI will assist as much as possible.

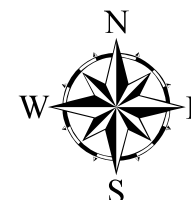
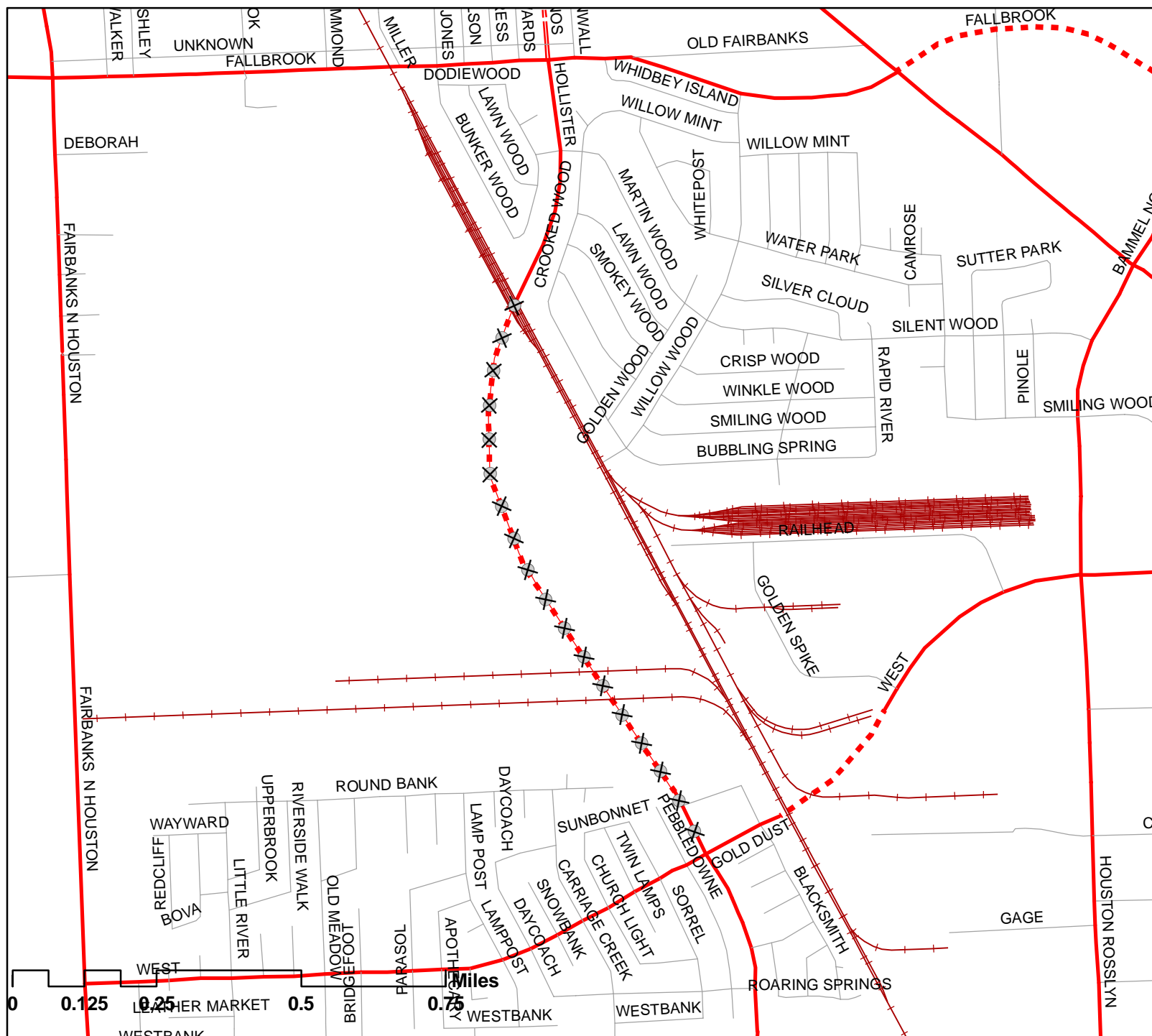
Sincerely,



Tom R. Northrup, AICP
President

enclosure

cc. Mr. Reeves Gilmore
Mr. Michael Kramer
Mr. Sean Smith



PLANNING & DEVELOPMENT
DEPARTMENT,
CITY OF HOUSTON